



jill cheatham <jillgcheatham@gmail.com>



Wed 11/17/2021 3:56 PM

To: ZBA Administrator

Cc: Rene Hill <renechill@ymail.com>; markcheatham <supaagent1@gmail.com> + 11 others



To Oak Bluffs Zoning Board of Appeals;
ATTN: Robert Culbert;
zbaadmin@oakbluffsma.gov

Please forward with attachments, this Information to Oak Bluffs Zoning Board of Appeals as the owner of the adjoining property opposition response for 38 Wing Rd, **Island Elderly Housing (IEH)**, meeting on Thursday, Nov 18th, 2021, at 6:54pm.

Please forward my email to the following;
Board of Health, Director of Public Works, Police Chief, Fire Chief, the Building Commissioner, and the Conservation Commission, Oak Bluffs Historic Committee, Town building inspectors, the MVCommision (MVC), and IEH, in addition to the following;

- >Massachusetts Historical Commission - mhc@sec.state.ma.us
- >The Oak Bluffs Historical Commission (OBHC) - pammelrose@gmail.com Pamela Melrose, Chairman
- >Mass gov/dhcd - Alana Murphy, LIP Coordinator Phone: 617.573.1301 Alana.Murphy@Mass.Gov
- >Town of Oak Bluffs - Select Persons.

Additional Opposition Letter/Email#6:

The IEH / Aidylberg, supposedly has been working on these additional 5 apartments with an extra meeting room plan for low income housing since 2019 before COVID19 started. They could have easily worked with the Lot106/Tradewinds Rd Cheatham abutters, before any new IEH/ Aidylberg applications and to install fences required during the prior IEH subdivision in 2003. Again, more communication is needed as my niece Ashlee stated on Oct 28, 2021. And now there is a push this application ahead, and to finally install the required fence (extra buffering?/shrubbery?), with greater concern over more low income housing, without much concern of the Cheatham abutters, health and welfare, especially now during COVID19.

This current proposed extra large building plan including a 10 vehicle parking lot, containing a loop around driveway design, which is a **detrimental EPA emissions hazard, and is not in uniformity with the original subdivision for Aidylberg Lane, Aidylberg I & II subdivision, of 2003**, especially when IEH stated this house would stay at maximum a one to two family house.

See attachment on this email, for additional details, documentation, and pictures on this issue.

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As needed, continue or postpone the ZBA public hearings, month to month, in hybrid (in-person and virtually - during COVID19 Mass.gov rules) , so that we all can come to an agreeable solution about redesign of the building footprint and 10 vehicle parking area, in addition to the buffering, fencing, shrubbery needed, in which would work for all including the IEH, Elderly/Low Income, Lot106 Wing/Tradewinds Rd Cheatham Abutters, MVC, Oak Bluffs ZBA, and the Planning Board.

At this next continued public hearing on Nov 18th, 2021, please post this letter with the attachment on ZBA website, and discussed these issues, using this current additional Letter of opposition/objection to this project, in addition to the prior five letters of opposition/objection with attachments to this project via Cheatham Abutters sent before us attending the live (hybrid) zoom, Notice of Public Hearing the Oct 28, 2021, with attachments, which opposed the current 40B LIP IEH ZBA application using the current design and parking in rear of building from IEH.

Please understand and listen to our concerns as abutters with four over 20K+ building lots on Wing Rd and Tradewinds since we are most affected with this current proposed plan/design/parking, Between the current and future monetary values on our properties and mostly the EPA emission issues, with Tradewinds Rd - The Oak Bluffs school, Wing Rd traffic, IEH/Aidylberg 30 parking spots, MV Transit Bus Stop, we already had many unexpected setbacks since obtaining this property 1993, that we will continue to own, without having additional setbacks with the unexpected R2 low income housing next door since 2003.

Martha's Vineyard for us is a place for togetherness with family and extended family members, clean fresh air, non-polluted lands, peaceful quietness, wildlife, green living trees, and to view the clear sky with the many stars in darkness without any extra emissions, while on are our properties.

See attachments for opposition and solutions to the proposed 40B LIP Comprehensive Permit, IEH Aidylberg III at 38 Wing Road Zoned R2.

Please take the time to review everything, and contact me with any questions/comments or for copies of any prior emails that have not been uploaded and posted as of today, on OB ZBA website.

Respectfully,
Jill G. Cheatham
(Family Lot 106) 44 Wing Rd/
28 Trade Winds Rd/
30 Trade Winds Rd/
32 Trade Winds Rd.

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